



PRESS RELEASE

Governor Baker and Mayor Walsh Celebrate Future of South Bay Development in Dorchester

\$1.2 million MassWorks Infrastructure Program award will support the \$200 million mixed-use redevelopment of South Bay

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BOSTON, MA — Governor Charlie Baker and Mayor Martin J. Walsh celebrated the South Bay Expansion Project, and \$85 million in MassWorks Infrastructure Program investments across the Commonwealth, marking the conclusion of the program's 2017 round of awards. This year, the administration announced

46 grants, totaling nearly \$85 million. [In February, Governor Baker announced \\$7.5 million](#) in MassWorks Infrastructure Program funding for four projects in Boston.

“The redevelopment of Boston’s South Bay will greatly benefit the City and Commonwealth by bringing hundreds of new housing units, critical infrastructure upgrades, and significant private investment to Dorchester,” **said Governor Charlie Baker**. “We are proud to wrap up another successful year of MassWorks funding, including more than \$85 million in 2017 awards to help create jobs, catalyze transformative opportunities, and encourage long-term sustainable growth in our cities and towns.”

The \$1.2 million award for the South Bay Expansion Infrastructure project will support the redevelopment of the South Bay Shopping Center by EDENs. Infrastructure improvements will benefit public safety, enhance pedestrian connectivity, and upgrade traffic circulation in the area. The private project will redevelop more than 10 acres of underutilized land into a \$200 million, transit-oriented, mixed-use development that will feature 475 housing units, a new 12-screen cinema, a 130-room hotel, and 130,000 square feet of restaurant, retail, and commercial space.

“Communities across Massachusetts have benefited greatly from this tremendous program through the construction of hundreds of new housing units and the creation of new commercial and retail spaces this year,” **said Lt. Governor Karyn Polito**. “Flexibility is a hallmark of the MassWorks program, and it empowers communities to pursue locally-driven projects, create new opportunities for residents, and support regional growth.”

“I want to thank the State and the MassWorks Infrastructure Program for their support of the South Bay expansion project and others across the city that will help transform these areas into vibrant centers of activity,” **said Boston Mayor Martin Walsh**. “These funds will make way for many important benefits in our neighborhoods from South Boston to Mattapan, and I look forward to bringing continued economic growth throughout all of Boston.”

The MassWorks Infrastructure Program provides a one-stop shop for municipalities and other eligible public entities seeking public infrastructure funding to support housing production, economic development, and job creation. Since 2015, and including this year’s awards, the Baker-Polito Administration has awarded over \$274 million to 134 projects in 106 communities throughout the Commonwealth, spurring the development of over 2 million square feet of commercial and retail space, over 7,000 immediate housing units, at least 7,000 square feet of new public space, 1,200 new hotel rooms, and commercial/retail space.

“The effectiveness of the MassWorks Infrastructure Program and the reason that it has been successful at unlocking development is the program’s ability to support projects across a wide range of sizes and scope,” **said Housing and Economic Development Secretary Jay Ash**. “Each year we fund high-quality,

shovel-ready projects, and this year is no exception. I congratulate the cities and towns for pursuing projects that strengthen communities and promote sustainable economic growth and development across the Commonwealth.”

“MassWorks funding provides our communities with flexibility to address critical projects that support local economic growth and job creation,” **said Administration and Finance Secretary Michael J. Heffernan.** “We have prioritized engaging and supporting our cities and towns in our capital budget plan, and the MassWorks program is one of the best ways in which we can do this.”

“This state investment reaffirms the Commonwealth’s commitment to attracting new businesses, jobs, and economic growth that our neighborhoods can be proud of,” **said Representative Nick Collins.** “I want to thank Governor Baker and Mayor Walsh for supporting smart investments in transit-oriented projects that combine affordable middle class housing and first-class amenities that make our neighborhoods more vibrant and livable.”

“EDENS’ purpose is to enrich community, and there is no better way to accomplish this goal than to routinely bring people together where they live and where they spend their time with community. We fully support the Governor’s and Mayor’s housing agenda to address the increasing need for affordable and work force housing. Sixty two of the 475 apartments at South Bay will be onsite affordable units,” **said Jodie W. McLean, CEO of EDENS.** “The continued revitalization of the South Bay community translates into more homes, more jobs, and many other important social and economic impacts. Our team is actively working on other projects in the Commonwealth that will increase workforce housing, and we look forward to continued collaboration and partnership.”

In August 2016, Governor Baker signed [An Act Relative to Job Creation and Workforce Development \(H.4569\)](#), which included a \$500 million re-authorization of the MassWorks Infrastructure Program to fund investment in critical infrastructure, a significant commitment by the Commonwealth.

[Earlier this month, Governor Baker filed economic development legislation](#) that includes an additional \$300 million re-authorization over the next five years for MassWorks.

2017 MassWorks Infrastructure Program Award Winners:

Barnstable – Hyannis Regional Commercial Center Traffic & Pedestrian Improvements -- \$3,753,000

Barnstable will make critical upgrades to two existing intersections, extend public utilities, and improve pedestrian connectivity in Hyannis’s major commercial center. The public infrastructure project will alleviate existing traffic congestion and mitigate future congestion by promoting multimodal transportation options. MassWorks funds will leverage multiple private developments in the area,

including a \$12 million Total Athletics of Cape Cod sports complex expected to break ground fall 2017, 374 new or permitted housing units in three high-density developments, and will support existing businesses within the area's commercial shopping plazas and the industrial parks. The project is consistent with Cape Cod Commission Regional Policy Plan which will contribute \$334,000 in funding.

Belchertown – Carriage Grove (Belchertown State School) – \$3,000,000

MassDevelopment, in partnership with the Town of Belchertown and the Belchertown Economic Development Industrial Corporation, is undertaking the redevelopment of over 90 acres of the former Belchertown State School, which closed in 1992. The Belchertown mixed-use development leverages \$1.25 million in local contributions and additional state funding. The MassWorks investment will allow for the construction of a 2,000-foot road and associated utilities to provide direct access to 25 acres of land, and improve marketability of an additional 12 acres. This roadway will unlock new parcels for development and enable construction of over 250 units of senior living, live-work, and multi-family housing, representing \$50 million in private investment. Additionally, improvements will provide sewer service for two parcels, including the proposed site of the future Belchertown Day School, and support the adaptive reuse of the historic administration building. Currently, an 83-unit assisted-living facility is also under construction, and MassDevelopment is actively demolishing buildings to prepare the site for future development opportunities.

Bellingham – Route 140/Maple Street Reconstruction Project -- \$1,684,000

Bellingham will use MassWorks funding to pursue the Route 140/Maple Street Reconstruction Project, which will undertake intersection realignment and road widening to improve truck access, vehicular safety, and bicycle access, while reducing traffic congestion. The project will leverage \$200,000 in local funding and \$546,000 from Campanelli Construction, the industrial project developers. The MassWorks award supports the immediate construction of a 427,500 square-foot industrial project by Campanelli. The new development project represents a \$40 million private investment that will create more than 100 full-time jobs and 40 construction jobs for Bellingham and the MetroWest region and result in \$840,000 in new tax revenue for the community. The infrastructure improvements will remove critical barriers to development to prepare hundreds of acres of pre-zoned land surrounding the project for industrial or business uses.

Boston, Dorchester – South Bay Expansion Infrastructure Project – \$1,218,000

Boston will construct a new surface road, new utility connections, sidewalks, and landscaping improvements to support the redevelopment of the South Bay Shopping Center by EDENs. Infrastructure improvements will benefit public safety, enhance pedestrian connectivity, and upgrade traffic circulation in the area. The private project, now underway, will redevelop more than 10 acres of underutilized land into a \$200 million, transit-oriented, mixed-use development that will feature 475 housing units, a new 12-screen cinema, a 130-room hotel, and 130,000 square feet of restaurant, retail, and commercial space.

Boston, Mattapan – Olmsted Green West Phase III Infrastructure Project – \$3,000,000

MassWorks funding will support the full build-out of the Olmsted Green Campus by Lena New Boston. Redevelopment of the 38-acre parcel within the former Boston State Hospital site began in 2008, and 151 affordable rental units have already been completed. This award will enable the construction of internal public roads and subsurface work necessary to unlock 268 units of additional housing, 109 of which will be affordable. Today's award leverages multiple funding commitments from [the Baker-Polito Administration](#), MassHousing's Workforce Opportunity Fund, and the City of Boston. The final phase of the development project is estimated at \$103 million. When completed, the larger redevelopment of the Boston State Hospital site includes a nature conservancy, community spaces, and hundreds of housing units.

Boston, Roxbury – Madison Melnea Infrastructure Project – \$725,000

This award will provide for infrastructure and site work necessary for the construction of the Madison Melnea Cass Apartments by Madison Park Development Corporation (MPDC). The development will create 76 new units of mixed-income housing, including 33 deeply affordable units reserved as replacement units for residents of Whittier Street Apartments, on two parcels along Melnea Cass Boulevard. This project will complement the complete transformation of the Whittier Street Apartments through the Whittier Street Choice Neighborhoods Initiative, a collaboration between MPDC, Preservation of Affordable Housing (POAH), the City of Boston, and the Boston Housing Authority. In 2016, HUD awarded a \$30 million Choice Neighborhoods Initiative grant to support the full revitalization of the site, which is currently home to 200 Boston families. The construction of the Madison Melnea Cass Apartments was planned and permitted in conjunction with the Whittier Street Choice Neighborhood Initiative, and is a vital resource of replacement units for current residents during construction. Once completed, the full redevelopment will feature hundreds of mixed-income housing and new commercial

space, reconnecting Whittier Street to the surrounding neighborhood. This award also leverages funding from MassHousing, the City of Boston, and the Department of Housing and Community Development.

Boston, South Boston Seaport District – 12 Channel Street MassRobotics Economic Development Project – \$2,500,000

MassWorks will enable the conversion of 25,000 square feet of storage space at the Boston Planning and Development Agency's 12 Channel Street building into the second floor of the MassRobotics Innovation Center. MassRobotics is a non-profit organization focused on fostering the robotics cluster in Massachusetts. The private-public partnership will enable MassRobotics to expand and attract more startups in the area; it is estimated that MassRobotics will support the creation of 3,000 new jobs within 10 years and attract more than \$1 billion in venture capital funding and corporate investments to the Commonwealth. This award complements significant investments the Baker-Polito Administration has made to support emerging technology clusters in Massachusetts through the M2I2 program, Workforce Skill Capital awards, and Advanced Manufacturing Training Grants.

Bourne – Buzzards Bay Wastewater Treatment Facility – \$1,500,000

Bourne will install a 100,000 gallon-per-day wastewater treatment plant to expand existing capacity, supporting the ongoing construction of a 100-room Hampton Inn and Suites, leveraging a \$1.7 million commitment from the Town of Bourne, and driving up to \$60 million in private housing and mixed-use investment opportunities proposed by CMP, LLC, including a 120-unit senior living development. In 2012, the Cape Cod Commission identified Buzzards Bay Village Center as a Growth Incentive Zone, and the town has implemented Smart Growth zoning and planning efforts to attract new development.

Charlton – East Charlton Route 20 Water Extension – \$2,652,296

In Charlton, the installation of a new water main and activation of an existing, dry water main on Route 20 will directly benefit 131 acres, across 39 parcels in Charlton and Oxford to new commercial development, and benefit development of an additional 96 acres along the currently dry water main in Charlton. The project will also complement the \$57 million MassDOT safety improvement project that will rebuild a 3-mile stretch of Route 20 from Charlton to Oxford.

Danvers – Hay Barn at Endicott Park – \$1,000,000

This award will assist the Town of Danvers in its efforts to revitalize a historic property that has been underutilized since the town purchased the 165-acre Endicott Park in 1961 from the Endicott Family estate. While the Hay Barn is currently used for storage, local assessments concluded the barn could accommodate up to 200 people for functions and events. The MassWorks award will fund necessary improvements to convert the barn into a multi-purpose function facility that could host events, provide

the town and park with additional revenue, and stimulate nearby local businesses, including caterers, photographers, and more. Today, the park is home to historic farm buildings, orchards, woodlands, marshes, a dog park, and a network of walking trails, making it a popular attraction for residents of Danvers and the North Shore.

Dartmouth – Rogers Street Sidewalk Improvement Project – \$632,167

Dartmouth will use MassWorks funding to construct new sidewalks and improve storm water mitigation in the Bliss Corner neighborhood in Dartmouth. The town anticipates the creation of up to six construction jobs. The project will ensure Clark's Cove remains open by mitigating storm-water runoff. Improved water quality will enhance greater recreational opportunities for swimming, boating, and improve shellfishing in the cove. The town has issued an average of 236 commercial and residential shellfishing permits over the past three years, and maintains a compact with the City of New Bedford to allow reciprocal access to shellfishing areas. Water quality improvements in Clark's Cove will benefit shellfish harvesters in both communities, and open the area up to significant aquaculture farming opportunities.

Easton – North Easton Village Infrastructure Project – \$2,500,000

The \$2.5 million award will complement local funding and previous state support to drive the ongoing revitalization of the North Easton Village. Funds will allow the town to move utilities underground that currently impede development and unlock development opportunities under Easton's mixed-use zoning. This project will build on previous infrastructure improvements, including streetscape enhancements that have already attracted new private development, including The Farmer's Daughter, a regional destination restaurant, and the conversion of the historic Ames Shovel Works Factory into 113-units of affordable housing. This project will support the expansion of The Father's Daughter and new development, attracting up to \$32 million in private investment, and resulting in the creation of 33 new housing units and 100 new, full-time jobs.

Fall River – William S. Canning Boulevard Improvement Project – \$2,512,000

The William S. Canning Boulevard Improvement Project will significantly improve multimodal access to surrounding commercial and retail development, and will leverage \$200,000 in local commitments. The award will also support the revitalization of the former New Harbor Mall, which has been vacant for two years. The CEA Group project, represents \$75 million in private investment and will generate 275 full-time positions and 400 part-time positions. The site will be transformed into SouthCoast Marketplace, which will include retail, restaurants, a movie theater, and will be anchored by a Market Basket grocery store. Other retail stores, restaurants, and commercial spaces that have committed to the development include Starbucks, TJ Maxx, PetSmart, 110 Grill, Santander Bank, Staples, and Aspen Dental.

Framingham – Marble Street Improvements Project – \$1,100,000

The award will allow Framingham to widen the intersection of Marble Street and Blandin Avenue to create a formal throughway, to enable the construction of the Mill Creek Residential development. The project will also leverage \$120,000 in local funding, and builds on Framingham's work to reform the town's UCH-TIF zoning to encourage affordable housing production. Framingham entered into a tax increment financing agreement with developers of the Mill Creek project to provide a tax incentive to spur housing development in their downtown. The development, which was supported by the Metropolitan Area Planning Council and the Smart Growth Alliance, will transform a former MBTA site into 270 units of transit-oriented housing, which will feature 27 affordable units. The project, representing \$73 million in private investment, will be the first transit-oriented development in Framingham's new downtown zoning.

Holyoke – Lyman Terrace Phase Two – \$1,365,000

The \$1.365 million MassWorks award supports the redevelopment and renovation of the 167-unit federally-assisted family development, Lyman Terrace. The redevelopment will modernize housing units for residents, and create community space to house the Boys & Girls Club, an afterschool program, and property management services. The infrastructure funded during the 2017 and 2015 round will create two new throughways, increasing walkability, safety, and quality of life for the residents. The award builds on a \$4 million MassWorks award in 2015 and the project is also supported by Low Income Housing Tax Credits, awarded by the Department of Housing and Community Development in 2015. Lyman Terrace is located one block from the Intermodal Transportation Hub and .3 miles from the new passenger rail station. The project is adjacent to Holyoke's Transformative Development Initiative District.

Hudson – South Street Rotary Connect – \$1,200,000

The award for the Town of Hudson complements ongoing efforts to revitalize the commercial downtown area through zoning reform and local investments. Hudson will undertake streetscape improvements, create ADA accessible sidewalks, multimodal accommodations, and enhanced lighting to support the development of 7 South Street into a four story mixed-use development. The project will also enable the expansion of Medusa Brewery, which opened in 2015. The project is consistent with the Metropolitan Area Planning Council's MetroFuture Plan, and builds on previous state support, including the 2016 Massachusetts Downtown Initiative grant to implement a downtown Business Improvement District feasibility study.

Lawrence – Merrimack Street West Roadway Improvement – \$3,000,000

This award builds on previous MassWorks investments of \$6.4 million, driving over \$400 million in private investment at Riverwalk, a mixed-use mill redevelopment project. The City of Lawrence will continue multimodal improvements along Merrimack Street, a vital business corridor and a critical connection

between I-495 and the McGovern Transportation Center. Lawrence leveraged past MassWorks funding to undertake a land-use study for the western half of the corridor, to identify further opportunities to attract private investment. Both Riverwalk and New Balance's manufacturing facility call Merrimack Street home. The New Balance manufacturing facility currently occupies 464,000 square feet at 196 Merrimack Street and is the largest sector employer in Lawrence with nearly 700 jobs, of which 300 are manufacturing. In 2015, the company purchased 200 Merrimack Street to expand its operations by 312,000 square feet. The proposed expansion represents \$18 million in private investment and is expected to begin in the spring of 2019.

Lowell – Warren Street Improvements – \$1,090,500

The award will fund substantial roadway and streetscape improvements, as well as reconfigure traffic and create public parking. UTEC, a regional nonprofit, will work in partnership with [MassDevelopment](#) and the City of Lowell to improve the streetscape near its Warren Street location in order to develop The Green @ UTEC, a new event and function space. The space will create 25 new jobs, with positions in event management, food services, event staffing and maintenance. UTEC provides programming that encourages social and economic success for young people in Lowell and Lawrence, with a focus on civic engagement and social justice.

Ludlow – Ludlow Mills Riverside Drive Infrastructure – \$3,500,000

The \$3.5 million MassWorks award will support the Ludlow's partnership with WestMass EDC to redevelop the historic 1.5 million square foot Ludlow Mills into a mixed-use development. The project will support the construction of Riverfront Drive, opening up an additional 60 acres of pre-permitted light industrial land for redevelopment and enabling up to \$300 million in future private investment. This award complements a 2016 MassWorks award that also supported the Ludlow Mills Riverwalk, funding pedestrian lighting, historic signage, and safety improvements while leveraging \$600,000 in private investment. Together, these projects are reconnecting the community with the Chicopee River for the first time in 160 years.

Lynn – Boston and Federal Street Revitalization Project – \$2,500,000

The Boston and Federal Street Revitalization Project will construct a new roundabout and upgrade traffic and roadway conditions on Federal, Marion, Boston, and multiple minor streets near downtown Lynn. This assistance will support ongoing, nearby development, including the shovel-ready AL Prime Development, and other existing and planned retail, addressing long-standing roadway infrastructure deficiencies, and upgrade congested intersections. The project will leverage \$150,000 in local funds for the infrastructure project.

Lynn – New YMCA Infrastructure Project – \$4,845, 192

The MassWorks Infrastructure Program grant award to the City of Lynn will provide for the construction of critical infrastructure needed to expand YMCA of Metro North's Lynn facility. The expansion of the YMCA of Metro North in Lynn is a \$26 million project expected to begin in 2018. The existing facility will be expanded with an additional 70,000 square-foot building that will contain an aquatics center, indoor track, gymnasium, and a new licensed childcare facility for 390 children. The expansion will allow the YMCA to continue and expand its mission of providing vital services to the Metro North communities.

[MassDevelopment](#) supported this project with \$27.7 million in tax-exempt bonds, a portion of which the YMCA of Metro North used to refinance previously issued debt, and a \$10 million New Markets Tax Credit allocation. Financing for the expansion also includes an additional \$11.5 million in New Markets Tax Credits from the Massachusetts Housing Investment Corporation, the Capital One Community Renewal Fund, and Boston Community Capital.

Maynard – Parker Street Sewer Upgrade – \$3,177,600

Maynard will pursue upgrades to aging sewer lines to unlock a \$137 million private development that will transform the vacant Digital site into a mixed-use development, featuring 323 housing units and creating hundreds of full- and part-time permanent jobs. The new development will include residential housing and age-restricted housing, with 10 percent reserved for low and moderate-income residents. The 58-acre site, which formerly housed the Digital Equipment Corporation, is expected to create 182 full-time and 363 part-time, permanent positions at medical offices and retail and commercial locations.

Methuen – Five Corners 40R Gateway Improvements – \$1,175,000

The project will reconstruct existing traffic signals, resurface pavement, enhance sidewalks, and improve multimodal transportation opportunities improve walkability downtown. The project will further the city's goals to increase housing and walkability downtown, identified earlier this year by a two-year planning process with considerable civic engagement, and is consistent with MassDOT's Complete Streets Initiative and was a priority for the Merrimack Valley Regional Planning Commission. Infrastructure improvements to the area will support the construction of a new, 40-unit housing development, and create the necessary conditions for an additional 288 housing units across the 40R district.

Norfolk – Lawrence Street Infrastructure Improvement – \$1,800,000

The grant will leverage \$395,000 in private funding to extend water services to support the construction of a 216-unit, mixed-income housing development. This award gives Norfolk the resources to increase the town's affordable housing stock, by supporting infrastructure necessary for the project, which is being permitted through the 40B comprehensive permit program. The development will include 90 affordable units with a mix of rental and homeownership opportunities. The 200-acre site will reserve 140-acres for open green space, represents \$75 million in private investment, and will generate 15 full-time positions

and 75 part-time positions. The development is also consistent with the 495/MetroWest Development Compact Plan.

North Adams – Greylock Mill and Community Infrastructure Improvements – \$1,722,484

The award complements a 2016, \$2.1 million MassWorks grant to complete Phase 1 of the public improvements around the Greylock Mill. The 2017 award will complete the public infrastructure project, support the full redevelopment of the Mill, and will also benefit adjacent public athletic fields. The infrastructure will support the full build-out of GreylockWORKS, a vibrant mixed-use, transformative redevelopment of Greylock Mill, which will leverage a massive footprint of 240,000 square feet to create housing, co-work, retail and restaurant space, and a hotel. This is in addition to the already completed event space, which has held several events over the last year, including plays for the Williamstown Theater Festival, an MCLA jazz concert, weddings, and fundraisers. So far, nearly \$7 million in private investment has already been made, and the full redevelopment will represent \$20 million in private investment.

North Andover – Route 125 Corridor Improvement Project – \$2,700,000

The grant will enable infrastructure improvements to the Route 125 corridor. The project includes road widening for exclusive turning lanes and new curbing, guard rails, retaining walls, and pavement. The project also provides new signalization for fully actuated operations, vehicle and bicycle detection, and Accessible Pedestrian Signal (APS) equipment. Intersection improvements will include new signage and pavement markings, ADA compliant wheelchair ramps, and more than 5,100 feet of new sidewalk. These will improve traffic flow and safety and promote healthy transportation alternatives for the Princeton Development, a 192-unit mixed-use development with 43,000 square feet of retail space, as well as adjacent Barker Street area neighborhoods. The project is consistent with the Merrimack Valley Priority Growth Strategy Plan.

North Reading – MWRA Water Interconnection Project – \$3,000,000

The Town of North Reading will replace water mains and construct a new pump station to meet the current and future needs of the town. The MassWorks award will enable the redevelopment of the former J.T. Berry State Hospital site. The town of North Reading sold the property to Pulte Homes through a partnership with the Commonwealth, through the Open for Business initiative, an effort to help municipalities create value through its real estate portfolios. The sale and infrastructure upgrades, in coordination with efforts to rezone the site as a 40R Smart Growth District and designating it as a 43D Local Expedited Permitting Site, will result in the construction of a new, 450-unit housing development, Martins Landing. The project is also consistent with the Metropolitan Area Planning Council's MetroFutures Plans, and may unlock an additional 250-units of housing and up to 43,000-square-feet of new retail space.

Pittsfield – Gordon-Deming Infrastructure Project – \$425,000

The Gordon-Deming Infrastructure Project will construct an access road and critical infrastructure to ensure the construction of the housing development. The project will create 6-units of affordable condominiums that are designed for residents to age-in-place, representing \$780,000 in private investment. The private development will be divided into three phases, with one building proposed per phase. The first building is expected to begin in April 2018. Central Berkshire Habitat for Humanity selects eligible families through an application process to participate in the home construction directly, alongside volunteers and professionals.

Quincy – Greenway Utility and Surface Improvements – \$2,000,000

Quincy will undertake necessary drainage improvements to support the ongoing creation of a new Greenway along the Ross Garage Redevelopment Area. The designated master developer for this area, FoxRock Properties, will redevelop multiple parcels of land in Quincy Center into retail, office, and medical space along the Greenway. The award supports the city's efforts to stimulate private development within the Quincy Center Urban Revitalization and Development Plan (URDP), which was initially adopted in 2007 to guide redevelopment in Quincy's downtown. In 2015, Quincy received a \$5.8 million MassWorks award to demolish the Ross Garage to advance the URDP. The demolition of Ross Garage increased safety and supported Cliveden Place, a 56 unit transit-oriented, mixed-use development project, and prepared the area of additional development. The Quincy Center Urban Revitalization District encompasses 55-acres within the Quincy Center District, and identified the Ross Garage as a prime city-owned parcel for redevelopment.

Revere – Shirley Avenue Revitalization – \$2,000,000

This award will allow Revere to undertake extensive street and sidewalk improvements on six streets that define the Revere Coastal Development Transformative Development District. The Transformative Development Initiative (TDI) is a MassDevelopment program for Gateway Cities, designed to accelerate economic growth within focused districts. New trees, lighting, and streetscape amenities at various points within the district will benefit pedestrian safety and walkability. The project will also construct a safe pedestrian walkway to Wonderland Plaza, and improve walking routes to Revere Beach, the MBTA Revere Beach Blue Line station, and the MGH Neighborhood Health Center. These improvements will also support the redevelopment of the former Revere Synagogue, Congregation Tifereth Israel, into 30 new housing units for veterans. Additional new and planned housing and mixed-use developments will also benefit from the project, including an 8-unit development on Dehon Street, and three proposed developments that represent at least \$5 million in private investment, which could create nearly 30 new housing units.

Southbridge – Main & Laurel Streets Drainage Relocation – \$419,594

The Main & Laurel Streets Drainage Relocation Project in Southbridge will relocate a public stormwater drain, allowing for the construction of United Lens Corporation's new utility building. The project will leverage \$2,600 in town contributions towards design, and support a \$15 million reinvestment by United Lens Corporation in its current location, which employs 150 individuals. A centralized, 3,780 square-foot utility building will enhance safety, increase efficiency, and support the retention of current jobs and creation of future jobs.

South Hadley – Falls Development Enhancements 2017 – \$1,025,800

South Hadley will undertake roadway improvements to Gaylord Street and upgrade outdated water infrastructure. The project will support future housing and development opportunities in the town's 40R Smart Growth District and Urban Renewal Area. This award follows years of planning on the part of the Town of South Hadley to revitalize the Falls neighborhood and encourage workforce housing construction by leveraging a number of state programs, including the Chapter 40R Smart Growth, Urban Renewal, and 43D local expedited permitting which guarantees a predictable, 180-day permitting process. South Hadley has also made significant investments in the area with \$10 million for a new public library and the planned conversion of a former library into six market-rate housing units. Also, in 2015 New-York based Mohawk Fine Papers, Inc. opened a manufacturing facility in the town bringing over 90 jobs to the region and increasing housing demand in the area.

Springfield – Pynchon Plaza Improvement Project – \$3,500,000

The award will enable the reopening of the public space, and will benefit from the city's efforts to ensure the plaza remains open, including locating the city's first police substation at the foot of the plaza, and the creation of the Springfield Business Improvement District that will assist with plaza maintenance and operations. The project will create a vital connection between downtown and several recent and proposed private developments in the area, including the Springfield Museums recently completed \$7 million Dr. Seuss Museum, and other capital improvements to their campus of five museums. Additionally, Related Beal's planned \$40 million investment in Chestnut Park for a 489-unit affordable housing development, and the MGM Springfield, located one block from the plaza, will bring new residents and millions of new visitors to the city, create 3,000 new jobs and benefit from a more walkable, accessible, downtown Springfield.

Tyngsborough – Flints Corner Transportation and Water Pump Station Improvements – \$2,500,000

The MassWorks grant will fund pump station upgrades and substantial roadway improvements to enhance public safety for vehicles, pedestrians and bicyclists. The necessary water and roadway infrastructure will support the construction of a \$30 million, mixed-use development along Westford

Road, which will bring 32 residential condominiums, a commercial building, retail sites, and a public park with a community garden to the Flints Corner area. Initial site work is schedule to begin this fall, and will leverage a \$1 million contribution from the developer for infrastructure improvements.

Wayland – Wayland Water Works Project – \$2,400,000

The \$2.4 million MassWorks grant to the Town of Wayland will extend and upgrade the primary water main, providing new potable water service for the upcoming River's Edge mixed-income development. River's Edge is a \$63.5 million development that will create 188 multi-family units, and will allow the town to achieve 10 percent affordable housing. In addition, the investment will provide improved water service to Wayland Center to support redevelopment and new development along the Route 20 commercial corridor. The project is consistent with the Metropolitan Area Planning Council's MetroFuture Plan, and the Town of Wayland has contributed \$800,000 in local funding.

Worcester – Worcester Senior Center Parking and Renovation Project – \$1,500,000

The award will support the long-term redevelopment of the Nurses' Wing at the Worcester Senior Center and improve traffic circulation. Funding will enable redevelopment of the Nurse's Wing at the Worcester Senior Center into 60 units of future senior-housing. The project will prepare the site for development by demolishing and remediating existing structures to create more parking, enhance the site's circulation, and improve nearby traffic flow.

2017 MassWorks Small Town Rural Assistance Program Award Winners:

Boxborough – Route 111 Pedestrian Improvement Project – \$574,683

Boxborough will complete significant pedestrian and roadway improvements that will support the completion of two proposed housing developments, increase walkability in Boxborough's town center and enhance pedestrian safety for students and families of the Blanchard Memorial School. Additionally, this award will leverage \$65,000 in municipal funding.

Chester – East River Road Resurrection – \$1,000,000

Chester will address extensive damages to East River Road, including severe cracking, edge deterioration, and dangerous potholes. This substantial road reconstruction will improve access for the residents of Chester, as well as neighboring Middlefield and Worthington, to schools hospitals, and other regional facilities.

Colrain – Replacement of Adamsville Road and Call Road Bridges– \$1,000,000

Colrain will use MassWorks funds to support the replacement of two municipally-owned bridges: The Adamsville Road Bridge, which is in imminent danger of failing, and the Call Road Bridge, which was previously closed in 2016, due to deterioration. These two routes are critical for first-responders, school busses, and residents, providing vital services for the community.

Monroe – Kingsley Hill Road, Roadway Safety Improvements – \$1,000,000

Monroe will pursue significant roadway and drainage improvements and the restoration of a failing retaining wall to maintain critical access to the town's water treatment system. MassWorks funds will also address slope erosion affecting northern access to the treatment system.

Mount Washington – Sallie's Cradle Slope and Culvert Improvements & Related Work – \$580,000

Mount Washington will repair and improve East Street, the town's only direct route between Massachusetts and Connecticut, which is vital for the regional workforce. Without this access point, commuters will need to travel an additional fifteen miles to re-enter Massachusetts.

Oakham – Reconstruction & Resurfacing of Ware Corner Road, Adams Road, South Road – \$1,000,000

Oakham will use funds for the reconstruction of Ware Corner Road and South Road, replacing failing culverts, and pursuing a full-depth reclamation and repaving projects. This project will improve road safety and transportation for residents, small businesses, and emergency vehicles in the town.

Rowe – Cyrus Stage Bridge- \$420,000

Rowe will replace the Cyrus Stage Bridge, which serves as a vital route for emergency vehicles and serves as a connection point to the Town of Heath. The Cyrus Stage Bridge is currently rated poorly by MassDOT, and the town is contributing funds for engineering and design costs.

Southampton – East Street Bridge Replacement – \$1,000,000

MassWorks funds will support Southampton's reconstruction of the East Street Bridge, a key route between the town and the City of Holyoke. Southampton will use MassWorks funding to complete the first phase of the project, leveraging Chapter 90 local infrastructure aid. The award will also help the town attract further Transportation Improvement Plan (TIP) funds for phase two of construction.

Stockbridge – Replacement of Interlaken Road (Route 183) over Larrywaug Brook – \$1,000,000

Stockbridge will leverage a \$500,000 award from MassDOT to replace a failing stone arch bridge over the Larrywaug Brook on Route 183. MassWorks funds will close the funding gap for the town, allowing Stockbridge to bond the remaining costs.

Warren – Quaboag Street Improvements – \$1,000,000

Warren will make roadway, drainage, and sidewalk improvements on Quaboag Street, a designated Environmental Justice area, to enhance safety for motorists and pedestrians in the densely developed neighborhood. The MassWorks award will complement a Community Development Block Grant (CDBG) award and \$20,000 in Chapter 90 local infrastructure aid.

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